

Date Application Received: 03-09-2018

Total Fees Due: \$405.00 ✓ *pd*

Date Paid: 03-12-2018

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: BB Nectar LLC

Street Address: 2105 Evelyn Byrd Ave. Email: _____

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Shawn Thompon

Street Address: 2105 Evelyn Byrd Ave. Email: ventureshawn@gmail.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: _____ Fax: _____ Mobile/Home: 540-435-6462

Section 3: Description of Property

Location (street address): 2105 Evelyn Byrd Ave.

Tax Map Number: Sheet: 077 Block: A Lot: 1-A Total Land Area: 41905 sf

Existing Zoning District: R-3 Proposed Zoning District * : B-2C

Existing Comprehensive Plan Designation: Planned ~~_____~~ Business

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: 
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

April 4, 2018

BB Nectar LLC
2105 Evelyn Byrd Avenue
Harrisonburg, VA 22801
540-435-6462

Adam Fletcher, Director of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Dear Mr. Fletcher:

We are requesting a rezoning for the lot referenced on the attached application. This lot is currently zoned R-3, Medium Density Residential, and we would like to rezone the lot to B-2C, General Business Conditional.

The new zoning will be in compliance with the Comprehensive Plan as "Planned Business". We believe the current zoning of R-3 is restrictive and out-of-date for the actual usage of this particular area. The property itself already contains an existing medical office and parking lot. There are no bordering residences as this property is bounded on one side with another existing medical office and parking lot, and the other side has been rezoned to B-2C. This property is also on the corner of Lucy Drive and Evelyn Byrd Avenue, and the corners opposite are zoned B-2 and M-1.

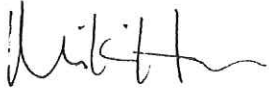
We hereby proffer that the development of the subject property at 2105 Evelyn Byrd Avenue, tax map number 077 A 1-A, shall be in strict accordance with the conditions set forth in this submission.

- 1) The site shall only permit the following uses, as referenced from the Harrisonburg City Code Zoning Ordinance, Title 10 – Planning and Development, Chapter 3 – Zoning, Article Q – B-2 General Business District, Section 10-3-90 – Uses Permitted By Right:
 - a. Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
 - b. Governmental, business and professional offices and financial institutions.
 - c. Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
 - d. Pet shop or pet grooming establishment and animal hospitals.
 - e. Radio and television stations and studios or recording studios.
 - f. Public uses.
 - g. Accessory buildings and uses customarily incidental to any of the above listed uses.
- 2) All uses allowed by an approved special use permit shall be permitted.
- 3) Right-of way dedications and easements as following:
 - a. 7.5 feet of right-of-way, as measured from back of curb along the entirety of Lucy Drive, shall be dedicated for future public sidewalk;
 - b. Right-of-way for a future traffic signal shall be dedicated at the intersection of Lucy Drive and Evelyn Byrd Avenue by removing the "arc" in the North corner of the property and connecting the points of tangency;

- c. In addition, a 15-foot temporary construction easement, as measured from back of curb along the entirety of the proposed new right-of-way, shall be dedicated for the construction of the sidewalk and the traffic signal;
- d. Such dedications shall be completed and recorded within 90 days of approval.

We appreciate your help and attention regarding this request. Please contact us if any further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Miki Hori". The signature is fluid and cursive, with the first name "Miki" and the last name "Hori" clearly distinguishable.

Miki Hori
BB Nectar, LLC



City of Harrisonburg, VA
 Department of Public Works

Determination of Need for a
 Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Shawn Thompson		
Telephone:	540-435-6462 / ventureshawn@gmail.com		
E-mail:			
Owner Name:	BBC Nectar LLC / Miki Hori		
Telephone:	540-271-1124 / gj6454@yahoo.com		
E-mail:			
Project Information			
Project Name:	2105 Evelyn Byrd Avenue Rezoning		
Project Address: TM #:	2105 Evelyn Byrd Ave. / 077 A 1-A		
Existing Land Use(s):	Zone R-3. Currently occupied by a medical office and parking lot.		
Proposed Land Use(s): (if applicable)	Zone B-2C. General Business Conditional		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Please see Rezoning Application and attachments.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jan Ri

Date: 2/23/18

Peak Hour Trip Generation by Land Use

Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	630	Employee	15	15	15
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1	630	Employee	15	15	15
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)				0	0

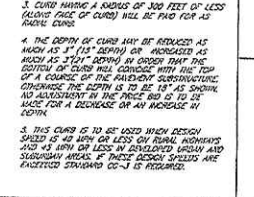
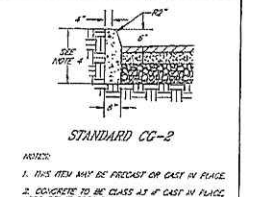
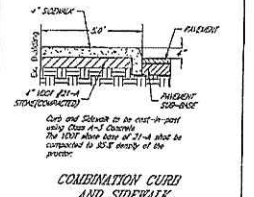
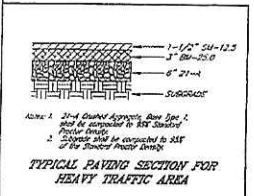
Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

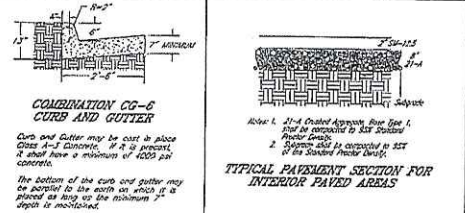
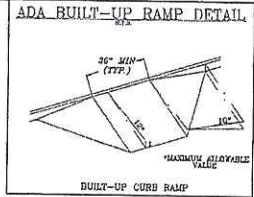
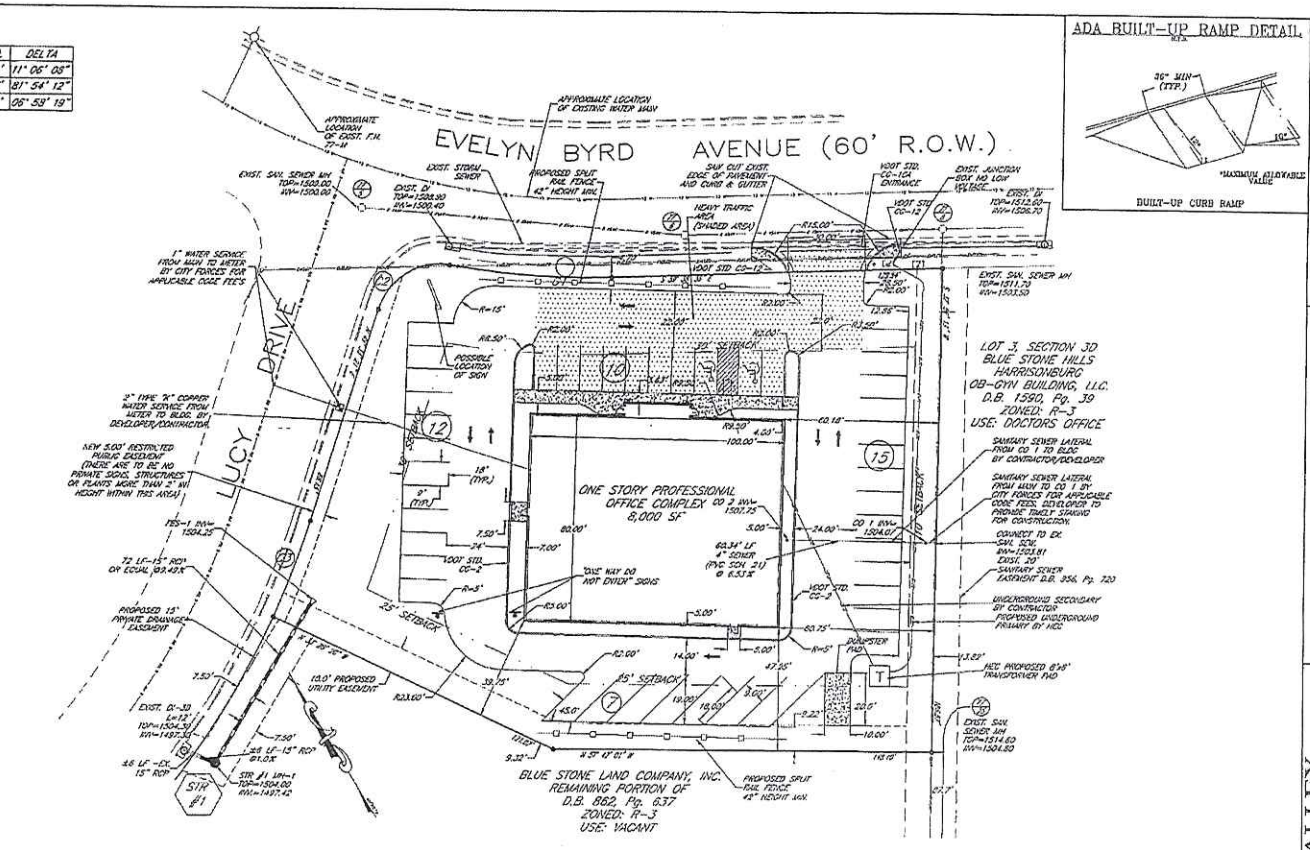
1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

CURVE DATA

#	RADIUS	ARC	CORD. BEGINNING	CORD. DELTA
C1	382.00'	83.04'	S 54° 03' 32" E	63.84'
C2	25.00'	35.74'	S 89° 29' 13" E	32.77'
C3	325.00'	39.55'	N 53° 02' 30" E	39.52'



Revision	Date	Requested By
REV 1	8/21/01	City of Harrisonburg
REV 2	8/30/01	City of Harrisonburg



SITE STATISTICS		PARKING STATISTICS	
DEED REF: 86 862 PG 637	AREA: 8.63 AC	USE: PROFESSIONAL OFFICE	1 SPACE PER 300 SQ FT
ZONED: R-3	PROPOSED LAND USE: VACANT	REQUIRED PARKING: 27 SPACES	TOTAL ACTUAL PARKING: 44 SPACES
PROPOSED LAND USE: PROFESSIONAL OFFICE	PROPOSED LAND USE: PROFESSIONAL OFFICE	MANICAP PARKING: 3 SPACES	
RAT MAP: 77-A-1		LANDSCAPE ANALYSIS	
		AREA WITHIN PAVED PARKING: 8,441 SF	
		LANDSCAPED AREA: 6,300 AC	
		DRIVING ZONES: 11-43 AC	
		PROPOSED LANDSCAPED AREA: 844 SF	
		AREAS: ALL AREAS NOT PAVED OR BEST PRACTICE (SEE LANDSCAPE)	

---As traffic control to be in accordance with MUTCD, latest edition.

---Signs to be installed as hand-drawn accessible with vertical sign displaying the universal symbol. Signs erected with 10 inch and over a sign indicating the space to use occasion.

---Barb pile are required where proposed utilities cross ex. gas, cable, telephone, electric or any other existing utility where a conflict may exist.

---Information on plots and outlined in the City of Harrisonburg Design and Construction Manual will govern in the event of any conflicts w/ other material.

---An adequate lighting plan shall be submitted to the City Engineer for his approval prior to the placement of any site lighting. Any work done prior to the approval of the City Engineer will be at the contractor's risk.

---A separate pad shall be prepared in accordance with City of Harrisonburg Ordinance Section 10-3-2(2). The separate pad shall be constructed of 1,000 psi concrete (minimum) with a minimum thickness of 6 inches. The pad shall be placed on a base of 6" 100# Std. 2"-a stone. Stone size shall be commensurate with the size of finished concrete.

---Refer to architectural plans for exact building dimensions and exact point of entry for utilities into the building.

---Contractor shall adhere to guidelines for installation of buried water and sewer utilities, Chapter 2, PG. 1-7 of the City of Harrisonburg Design and Construction Standards Manual.

---Sanitary sewer and connection to ex. main to be in accordance with Chapter 7, PG. 68, Drawing 48 of the City of Harrisonburg Design and Construction Standards Manual.

---Install special joint on Evelyn Byrd Avenue and Lucy Drive is 35' apart.

---The sight distance for a driver entering the site is clear and unobstructed north and south along Evelyn Byrd Avenue for a distance in excess of 150'.

SITE DIMENSION & COMPOSITE UTILITY PLAN

DOCTOR WHITNEY PROFESSIONAL OFFICE COMPLEX

HARRISONBURG, VIRGINIA 22801

VALLEY Engineering - Surveying - Planning

1541 SOUTH HIGH STREET
HARRISONBURG, VA 22801
TELEPHONE (540) 454-6245 EXT. (800) 343-6565
FAX (540) 452-0565

